

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	92			
Program Progress:							
% of Funds Committed	88.50 %	96.14 %	81	96.45 %	7	5	
% of Funds Disbursed	76.15 %	88.33 %	85	87.93 %	9	7	
Leveraging Ratio for Rental Activities	3.21	5.75	54	4.73	44	38	
% of Completed Rental Disbursements to All Rental Commitments***	87.85 %	77.35 %	41	83.38 %	25	29	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.86 %	70.06 %	32	70.15 %	57	60	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.82 %	78.42 %	47	80.67 %	41	44	
% of 0-30% AMI Renters to All Renters***	56.25 %	39.86 %	22	45.30 %	65	70	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.05 %	92.91 %	70	95.32 %	22	20	
Overall Ranking:			In State:	31 / 92	Nationally:	55 54	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$55,507	\$34,639		\$26,635	176 Units	43.60 %	
Homebuyer Unit	\$0	\$20,710		\$14,938	0 Units	0.00 %	
Homeowner-Rehab Unit	\$0	\$27,349		\$20,675	0 Units	0.00 %	
TBRA Unit	\$7,353	\$2,736		\$3,216	228 Units	56.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Monica CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$100,534	\$0	\$0
State:*	\$134,233	\$113,853	\$28,349
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	1.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	61.7	0.0	0.0	89.5	Single/Non-Elderly:	82.1	0.0	0.0	84.2
Black/African American:	19.1	0.0	0.0	10.5	Elderly:	8.0	0.0	0.0	5.3
Asian:	1.2	0.0	0.0	0.0	Related/Single Parent:	8.0	0.0	0.0	5.3
American Indian/Alaska Native:	0.6	0.0	0.0	0.0	Related/Two Parent:	0.6	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.6	0.0	0.0	5.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	1.2	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	1.2	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	14.2	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	81.5	0.0	0.0	89.5	Section 8:	16.0	0.0 [#]		
2 Persons:	8.6	0.0	0.0	5.3	HOME TBRA:	21.0			
3 Persons:	3.1	0.0	0.0	0.0	Other:	3.7			
4 Persons:	3.7	0.0	0.0	0.0	No Assistance:	58.6			
5 Persons:	1.2	0.0	0.0	0.0					
6 Persons:	0.6	0.0	0.0	5.3					
7 Persons:	0.6	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				13

* The State average includes all local and the State PJs within that state

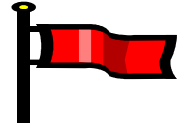
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Monica State: CA Group Rank: 55
 (Percentile)
 State Rank: 31 / 92 PJs Overall Rank: 54
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	87.85	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	78.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.82	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	92.05	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	4.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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